



NOTICE OF A REGULAR MEETING
OF THE PLANNING COMMISSION OF THE TOWN OF CLARKDALE

Tuesday, March 17, 2015 4:00 pm
Men's Lounge, Clark Memorial Clubhouse, 19 N. Ninth Street

In accordance with Resolution #215 of the Town of Clarkdale, and Section 38-431.02, Arizona Revised Statutes, **NOTICE IS HEREBY GIVEN that the Planning Commission of the Town of Clarkdale will hold a REGULAR Meeting Tuesday, March 17, 2015 at 4:00 p.m., in the Men's Lounge of the Clark Memorial Clubhouse, 19 N. Ninth Street, Clarkdale, Arizona.**

All members of the public are invited to attend.

GUIDELINES FOR PUBLIC COMMENT

The Town of Clarkdale endorses civil discourse. If you wish to speak at this meeting, please:

- Fill out a "Comment Card" and deliver to a staff person.
- When recognized, step to the podium and state your name and whether you are a Clarkdale resident.
- Direct all comments to the Planning Commission. Do not enter into a dialogue with the applicant or other members of the public.
- Out of respect for everyone's time, please do not repeat what other speakers have presented.

The undersigned hereby certifies that a copy of this notice was duly posted on the Town Hall bulletin board, located at 890 Main Street, Clarkdale, Arizona on the 11th day of March at 4:00 p.m.

Beth Escobar
Senior Planner

www.clarkdale.az.gov

1. **CALL TO ORDER:**
2. **ROLL CALL:**
3. **PUBLIC COMMENT:** The public is invited to provide comments at this time on items that are not on this agenda. Action taken as a result of public comment will be limited to directing staff to study the matter, or scheduling the matter for further consideration and decision on a later agenda, as required by the Arizona Open Meeting Law. Each speaker is asked to limit comments to **FIVE MINUTES.**
4. **MINUTES:**
 - a. Consideration of the **Special Meeting Minutes of February 17, 2015.**
 - b. Consideration of the **Regular Meeting Minutes of February 17, 2015.**
5. **NEW BUSINESS:**
 - a. **PUBLIC HEARING:** A Conditional Use Permit Application for a wireless facility including a 65-foot high monopole tower and associated supporting infrastructure at 1450 SR 89A, Assessor's Parcel Number 406-26-010Y. Applicant is Capital Telecom. Case Number: CUP-091011.
 - Staff Report:
 - Applicant Presentation:
 - Questions to Staff/Applicant:
 - Open Public Hearing
 - Close Public Hearing
 - b. **CONSIDERATION AND POSSIBLE ACTION:** A Conditional Use Permit Application for a wireless facility including a 65-foot high monopole tower and associated supporting infrastructure at 1450 SR 89A, Assessor's Parcel Number 406-26-010Y. Applicant is Capital Telecom. Case Number: CUP-091011.
6. **FUTURE AGENDA ITEMS**
7. **ADJOURNMENT**

Pursuant to A.R.S. §38-431.03, the Planning Commission may vote to recess the meeting and move into Executive Session on any Item, which will be held immediately after the vote and will not be open to the public. Upon completion of Executive Session, the Planning Commission may resume the meeting, open to the public, to address the remaining items on the agenda.

MINUTES OF A SPECIAL MEETING/SITE VISIT OF THE PLANNING COMMISSION OF THE TOWN OF CLARKDALE HELD ON TUESDAY, FEBRUARY 17, 2015, 1450 SR 89A, CLARKDALE, AZ.

A SPECIAL Meeting/Site Visit of the Planning Commission of the Town of Clarkdale was held on Tuesday February 17, 2015, at 2:30 p.m., 1450 SR 89A, Clarkdale, AZ.

Planning Commission:

Chairperson	Jack Van Wye	Excused
Vice Chairperson	Ida-Meri de Blanc	Present
Commissioners	Jorge Olguin	Present
	John Erickson	Present
	Craig Backus	Present

Staff:

Community Development Director	Jodie Filardo
Senior Planner	Beth Escobar
Planner II	Guss Espolt
Town Manager	Gayle Mabery

Others in Attendance: Greg Lake, attorney for the applicant and Tom Waniewski, Capital Telecom.

- AGENDA ITEM: CALL TO ORDER:** Vice Chair de Blanc called the meeting to order at the site at 2:35 p.m.
- AGENDA ITEM: ROLL CALL:** Director Filardo called the roll.
- AGENDA ITEM: SITE VISIT:** Discussion regarding a site inspection of 1450 SR 89A, a proposed location for a Conditional Use Permit request for a Wireless Communication Facility. The subject property is zoned C (Commercial). The property is further identified as Assessor's Parcel Number: 406-26-010Y.

A balloon had been deployed at the site to demonstrate the 65-foot height of the proposed tower. Stakes with pink ribbon marked the corners of the area of the subject property to be leased by the applicant. The Commission observed the site. Senior Planner Escobar pointed out the surrounding land uses in the area.

Vice Chair de Blanc asked the applicant how this location worked with the existing cell tower infrastructure. Mr. Waniewski pointed out this location was within the line of site of the new cell tower placed in Cottonwood at the VFW site, of the facilities up on Mingus Mountain, and a proposed facility at the Phoenix Cement plant.

The applicant stated the existing pile of dirt would be removed and the area graded flat. The facility will be enclosed by a 6-foot high fence.

Mr. Waniewski explained the base of the tower would be underground. He pointed out the approximate location of the supporting infrastructure.



No action was taken at the site visit.

4. AGENDA ITEM: ADJOURNMENT: The Vice Chair entertained a motion for adjournment. Commissioner Olguin motioned to adjourn the meeting. Commissioner Erickson seconded the motion. The motion passed unanimously. The meeting adjourned at 2:55 p.m.

APPROVED BY:

SUBMITTED BY:

Ida de Blanc
Vice Chairperson

Beth Escobar
Senior Planner

MINUTES OF A REGULAR MEETING OF THE PLANNING COMMISSION OF THE TOWN OF CLARKDALE HELD ON TUESDAY, FEBRUARY 17, 2015, IN THE MEN'S LOUNGE OF THE CLARK MEMORIAL CLUBHOUSE, 19 N. NINTH STREET, CLARKDALE, AZ.

A Regular Meeting of the Planning Commission of the Town of Clarkdale was held on Tuesday February 17, 2015, at 4:00 p.m., in the Men's Lounge of the Clark Memorial Clubhouse, 19 N. Ninth Street, Clarkdale, AZ.

Planning Commission:

Chairperson	Jack Van Wye	Present
Vice Chairperson	Ida-Meri deBlanc	Present
Commissioners	Jorge Olguin	Present
	John Erickson	Present
	Craig Backus	Present

Staff:

Community Development Director	Jodie Filardo
Senior Planner	Beth Escobar

Others in Attendance: Anne Conlin, Glenarm Land Company, Lew Dodendorf, Roger Smith, SRMG, #Darren Gemmill, Mold in Graphics, Chief Joe Moore, Clarkdale Fire District, Ray Selna, Selna Realty, Roy Clemmer, Newgate Homes, Robin and Amanda Wilber, #1 Food Store, Phil Terbell, Century 21-Sexton Realty.

1. **AGENDA ITEM: CALL TO ORDER:** The Chairperson called the meeting to order at 4:05 p.m.
2. **AGENDA ITEM: ROLL CALL:** Director Filardo called the roll. After roll call, Chair Van Wye asked everyone in attendance to introduce themselves.
3. **AGENDA ITEM: PUBLIC COMMENT:** The public is invited to provide comments at this time on items that are not on this agenda. Action taken as a result of public comment will be limited to directing staff to study the matter, or scheduling the matter for further consideration and decision on a later agenda, as required by the Arizona Open Meeting Law. Each speaker is asked to limit his or her comments to FIVE MINUTES.

There was no public comment.

4. **AGENDA ITEM: MINUTES:** Consideration of the **Regular Meeting Minutes of January 20, 2015.** The Chair entertained a motion to accept the minutes. Mr. Dodendorf requested clarification regarding the potential number of cement trucks that may run from the plant in the future. Commissioner de Blanc motioned to approve the Regular Meeting Minutes of January 20, 2015 with corrections as suggested by Mr. Dodendorf. Commissioner Olguin seconded the motion. The motion passed unanimously.
5. **NEW BUSINESS:**

a. WORKSESSION: Continuing discussion between the Planning Commission and invited stakeholders regarding the Clarkdale Parkway to Centerville Roundabout SR89A Focus Area.

1. Summary of January meeting – 10 minutes
2. Review of amended map – 40 minutes
3. Discuss next steps – 10 minutes

Background:

The Planning Commission met with a group of stakeholders on January 20, 2015 for the first discussion regarding the SR 89A from Clarkdale Parkway to Centerville Road Focus Area.

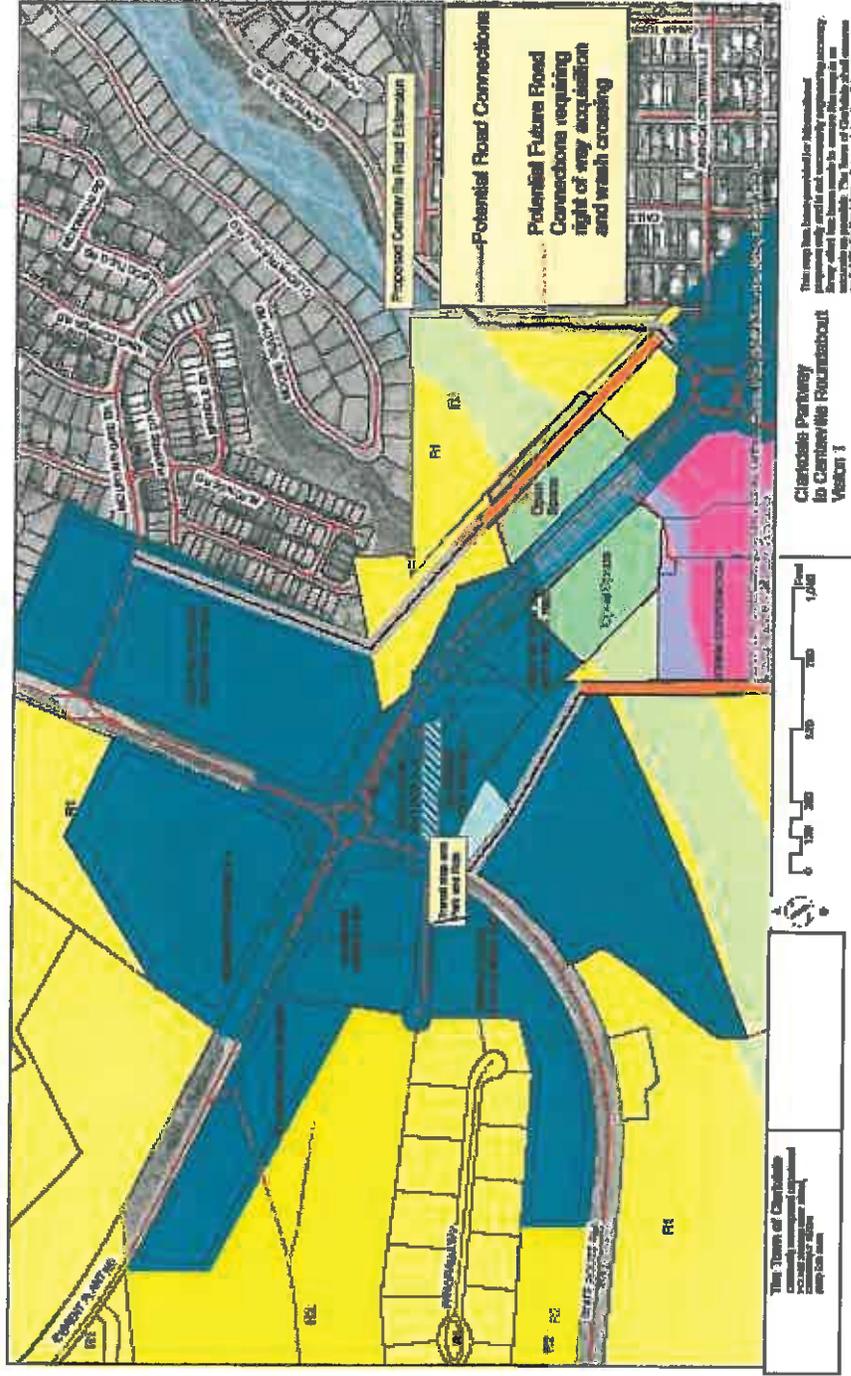
Following is a summary of the points raised during the meeting:

- Development of property in this area will be challenging due to minimal depth of some properties and limited access off the state highway.
- Area could support the development of smaller commercial ventures, such as professional and medical offices and boutique shops. Apartment complexes would also be appropriate for some of the locations.
- Construction of the new firehouse will provide an anchor for the area.
- Cement Plan Road needs to be widened and improved to accommodate vehicular and pedestrian traffic.
- Accommodation of truck traffic from the cement plant needs to be addressed in planning for development.
- Development of park and ride locations and extensive pedestrian connections are important.
- Deception Wash, which transects a large portion of this area from east to west, presents challenges for construction and opportunity for preservation of open space and possible pedestrian connections.
- The possibility exists to create a public/private partnership to design and build commercial grade arterials from Broadway through Luke Lane and then along Cement Plant Road to the SR 89A roundabout.

As a result of discussion at the first stakeholder's meeting, staff has modified the area map to reflect some of the concepts discussed during the January meeting, including the transfer of development rights from one area to another, possible frontage roads and pedestrian connections. Setback lines have been added to each property to create a potential building envelope. These changes have been made to facilitate discussion only. In addition, subsequent to the meeting, several attendees questions the placement of the Centerville Road extension. This has been modified on the revised map to better reflect possible placement.

Senior Planner Escobar presented two new maps. The first showed the focus area with an overlay of two foot contours, demonstrating the terrain changes and steep slopes that provide challenges for development in the area.

The second map showed the focus area with modification to the existing zoning based on the previous discussion.



The group began the discussion with the needed improvements to Cement Plant Road. Senior Planner Escobar stated it should be improved from the Clarkdale Parkway roundabout to the end of the Town boundaries. The group discussed both sidewalks and soft-surface trails. Mr. Dodendorf stressed the importance of having a buffer area between the pedestrian pathways and the vehicular travel ways for safety reasons.

Commissioner Erickson asked the attendees to consider the following questions:

1. What can the Town and the Planning Commission do for you in relation to development of your property?
2. What do you wish to have from the Town?

Mr. Selna pointed out the great asset the Town has is Mold in Graphics. They are a great corporate partner.

Ms. Wilber pointed out the #1 Food Store is successful in drawing locals from Clarkdale and Jerome, and tourists, however they see very little business from Cottonwood. Clarkdale needs to be seen as a destination.

Mr. Selna pointed out it is hard to determine where frontage roads should be placed without knowing the specific types of uses and businesses that may go in the area. Chief Moore explained it is the potential number of people at a business or site that drives the safety concerns.

Chair Van Wye asked if the new fire station was being designed to be expandable. Chief Moore explained they are exploring all options and staying flexible due to budget constraints. He explained that growth helps fund the fire district through tax revenue. Currently they are sufficiently staffed and have adequate equipment to serve the current population.

The group agreed that frontage roads will be necessary to make the properties in the focus area viable. It will be important to consider public safety when designing and locating these roads.

Chair Van Wye asked if there were projections for growth for the #1 Food Store. Ms. Wilber explained that this is hard to predict and all depends of the economy. They recently gained internet access at their location. There are not many providers available in this

Mr. Selna advised we receive ADOT input on possible highway access development.

Director Filardo advised the group that we encourage a dialog with property owners regarding possible rezoning of their property. The Town recognizes the importance of connectivity in our commercial corridors and stressed we all need to work together to achieve the best for the community.

Vice Chair de Blanc encouraged these wish-list discussions to come up with viable solutions for the challenges faces in developing this corridor.

Commission Olguin pointed out the advantage of everyone working together. The best results will come from a coordinated effort. Let's not assume something is impossible until we talk it over.

Mr. Dodendorf stated the challenge will be determining how to fund the necessary infrastructure improvements. Property owners will need to consider granting easements to facilitate infrastructure development.

Mr. Clemmer stated they have two new homes in Mountain Gate ready for certificates of occupancy and they have sold two homes. They are hoping their growth continues to go upward.

Director Filardo explained the Town Council will be discussing water/wastewater and road infrastructure target areas during their strategic planning session in March.

The group discussed the use of the Sustainability Guidelines adopted by the Council in 2013 to guide development to making design decisions that conserve existing resources.

Mr. Smith asked if the Town has development fees. Director Filardo explained the Town has water and wastewater capacity fees only.

Commission Backus advised the following next steps:

1. Each property owner/stakeholder make a list summarizing the specific challenges to developing their property.
2. Staff provide a more detailed map showing existing and future utility and infrastructure plans.

Everyone agreed on this plan of action. The group will reconvene at the regularly scheduled meeting on April 21 at 4:00 p.m.

ACTION: This being a discussion item only there was no action taken.

6. **ADJOURNMENT:** There being no further business for consideration, Commissioner Erickson moved to adjourn the meeting. Commissioner de Blanc seconded. The meeting was adjourned at 5:20 p.m.

DRAFT

***PLANNING
COMMISSION
February 17, 2015***

APPROVED BY:

SUBMITTED BY:

Ida de Blanc
Vice -Chairperson

Beth Escobar
Senior Planner



Staff Report

Agenda Item: **PUBLIC HEARING:** A Conditional Use Permit Application for a wireless facility including a 65-foot high monopole tower and associated supporting infrastructure at 1450 SR 89A, Assessor's Parcel Number 406-26-010Y. Applicant is Capital Telecom. Case Number: CUP-091011.

Staff Contact: Beth Escobar

Meeting Date: March 17, 2015

Presented to: Planning Commission

Background:

Capital Telecom has submitted a conditional use permit application for a wireless facility at 1450 SR 89A. The proposal includes a 65-foot high monopole centered on a 40' x 60' square located at the northwest corner of the subject property. The compound will be enclosed by a 6-foot high chain link fence with a 12-foot wide sliding gate. The proposal includes a 12' x 20' equipment shelter, a new transformer and additional support infrastructure. No lighting is proposed for the facility, other than ground-mounted emergency motion-sensor lighting. No signage is proposed for the facility. The applicant will be leasing this area from the property owner.

Zoning and Vicinity

This property is zoned Commercial. The subject property is approximately 1.18 acres and is undeveloped. The property is accessed from SR 89A by Paloma Way, a privately owned easement.

The subject property is not within the 89A Highway Overlay District.

Surrounding land uses include Nate's Cowboy Café Restaurant, two storage facilities, a delivery services company and an auto mechanic business.

The Foothill Terrace subdivision is directly to the west of the subject property. There are several single-family residences to the south. The proposed Crossroads at Mingus Park is directly to the south.





Staff Report

Town Regulations

The Town's wireless facility regulations, Ordinance #352, became effective August 9, 2013. This ordinance allows wireless facilities in commercial and industrial districts as a conditional use. The maximum allowable height for a cell tower in a commercial district is 65 feet. The purpose of having conditional uses in the Zoning Code is to allow for a process through which the proposed use is examined to determine its impact at a specific location.



Site Visit

On February 17, 2015 the Planning Commission conducted a site visit of the subject property. During the site visit, Mr. Tom Waniewski, Principal with Capital Telecom, pointed out the proposed cell tower would have a line-of-sight connection with the new cell tower at the VFW building in Cottonwood, the communication facilities on Cleopatra and Sunshine Hill behind Jerome, and with a proposed additional tower in Yavapai County west of the Town of Clarkdale.

Outside Agency Review

Per a request from the Cottonwood Airport Authority, the applicant submitted a review request to the Federal Aviation Administration and received a "Determination of No Hazard to Air Navigation" for the proposed wireless facility.

Morgan Scott of the Cottonwood Airport Authority has requested warning lights be installed on the tower. This is not a requirement per the FAA review, however, and it is staff's opinion lighting at the top of the tower would be a nuisance to the surrounding neighborhood. The subject property is approximately 1.3 miles from the western end of the runways at the Cottonwood Airport.

Yavapai County Flood Control noted the south property line is impacted by the North Fork of Mescal Gulch, however there are no issues or concerns for the location of the wireless facility.

The Clarkdale Fire Chief provided comments stating there is no basis to object to the application, however, the district would like to see a secondary access to the property for public safety reasons.



Staff Report

NEPA Review

The applicant was required to complete an Environmental Summary Report to the Environmental Protection Agency as part of its FCC permit application. As part of this summary, the application was sent to the following agencies for review and comment:

Native American Tribes in Arizona
Yavapai County Flood Control via the Town of Clarkdale
Arizona Game & Fish
US Fish & Wildlife
Arizona State Historic Preservation Office
Army Corp of Engineers
National Park Service
Bureau of Land Management
National Wilderness Preservation System

Per the requirements of the FCC, the applicant published a notice in the Verde Independent soliciting comments regarding possible environmental impact related to the proposed site on November 19 and 21, 2014.

Through this review process, the proposed facility was found to have no significant negative environmental impact.

Internal Agency Review

The Clarkdale Police Department and Public Works Department submitted comments noting there is no secondary access to the site and stating this was a safety concern.

The Police Department has also requested the cell tower be pre-wired to accommodate placement of repeaters for emergency responders.

Independent Expert Review

At the request of staff, an outside expert review of the application was completed by David Baker, Sr. with Mariner Wireless Services, a Tucson telecommunications firm. The expert review determined the application to be in full compliance with FCC regulations and the Town of Clarkdale ordinance. The cost of this outside review was paid by the applicant as required under Town Ordinance 364.

Public participation

Notices of the public hearing were mailed to 108 property owners within 1,000 feet of the subject property. Per state statute, the Town is required to notify property owners within 300 feet. The Community Development Department policy is to extend the notification distance to



Staff Report

1,000 feet for all public hearing items. The public hearing notices were mailed on Wednesday, February 11, 2015.

Included with the public hearing notice was information regarding the neighborhood meeting hosted by the applicant on Tuesday, February 17, 2015. A summary of this meeting, provided via email by the applicant's representative, follows:

Our neighborhood meeting at 4:00 also went well. About 30 people attended. About 10 of them were quite vocal and asked a lot of questions. Following the meeting we had about a dozen neighbors come up to tell us they supported the site, and apologized for some of their more vocal neighbors.

Two legal notices of the public hearing were published in the Verde Independent on February 15 and March 1, 2015. The Zoning Code requires only one legal notice be published.

In addition, the property was posted at two locations on February 27, 2015 with information regarding the public hearing.

At the time of this report, two written comments have been received. Copies are included in the Planning Commission packet.

Staff has kept a log of public contact for this application. A copy is included in the packet.

Analysis

Per Section 5-5 of the Town Zoning Code, the Planning Commission shall make findings on a conditional use permit application based on the following six elements:

1. **Applicable Regulations:** Those conditions necessary to assure compatibility of the development of the land in question will be consistent with the purpose of the Zoning Ordinance, Town of Clarkdale General Plan, other statute, and any ordinance or policies that may be applicable.

Staff Analysis – Zoning Ordinance: Ordinance #352, Wireless Communication Facilities, became effective August 9, 2013. This ordinance allows cell towers up to a maximum of 65 feet in height in the Commercial Zoning District with a conditional use permit. The ordinance includes a list of nine items required to be included in the conditional use permit application. The applicant has provided all nine of these items.

The Federal Communications Commission oversees the regulations for wireless service facilities. Section 332(c) (7) of the Communications Act prohibits local governments from discriminating among providers and from prohibiting the provision of personal wireless services.



Staff Report

Until the Town adopted the Wireless Facilities Ordinance in 2013 the Town was not in compliance with this section because wireless facilities were not included as a use in any of the zoning districts.

Staff found no specific references to wireless facilities in the 2012 Clarkdale General Plan.

- 2. Bulk Regulations:** The site is adequate in size and topography to accommodate proposed use, population density, building height, lot coverage, setbacks, spaces, landscaping, fences and parking. That these elements are compatible with the general character of development in the vicinity of the proposed conditional use and are adequate to properly relate the proposed use with the existing land uses in the vicinity.

Staff Analysis – The 1.18-acre site is adequate to accommodate the proposed use. The wireless facility would not conflict with the various surrounding commercial uses.

- 3. Performance:** That the location, design and operation characteristics of the proposed use are such that it will have minimal adverse impact on the livability, public health, safety, welfare, or convenience of persons residing or working in the vicinity, to adjacent property, to the neighborhood or to the public welfare in general in that the facility, once completed should not interfere with the day-to-day operations of the existing businesses.

Staff Analysis – Visibility: The Planning Commission conducted a site visit to the subject property on February 17, 2015. The applicant had placed a balloon on the site. The top of the displayed balloon was at 65 feet. The 12-foot width of the balloon demonstrated the width of the proposed array at the top of the cell tower.

During the site visit, the top of the balloon appeared as high as the top of the Mogollon Rim in the distance from the properties to the south along Cholla Lane. Along the SR 89A highway, the balloon was noticeable against the background of the existing vegetation and was higher than the flag pole at the property in front of the site. The balloon appeared visible to the residences along Deborah Drive, particularly the two properties at the south end of Deborah Drive in the Foothills Terrace subdivision which are less than 300 feet away from the proposed site. The balloon did not appear visible from the rest of this subdivision. The balloon was also visible from homes in the Mescal Spur neighborhood, specifically those along Cholla Lane. These homes were constructed in the late 1990's and the 2000's.

The homes along Deborah Drive abut commercially zoned property. These homes were constructed in the 1990's. The commercial corridor along SR 89A, including the subject property, has been zoned commercial since adoption of the first Town of Clarkdale zoning



Staff Report

map in 1973, prior to construction of the surrounding homes. The maximum height allowance for buildings in the commercial zoning district is 50 feet.

The Town of Clarkdale Zoning Code does not include protection of individual views other than within the 89A Overlay District. Recognition of the 89A view corridor was established by adoption of the Overlay District in 2006.

In order to mitigate visual impact of the cell tower, the applicant has proposed to paint the tower a beige color to blend into the view. A color sample will be presented at the public hearing.

Staff Analysis – Impact on public health, safety, welfare. Per the FCC, the radio frequency emissions of the proposed tower will be no more than 0.035 percent of the Commission's maximum permissible exposure.

Section 332(c) (7) of the Communications Act preempts local zoning decisions based directly or indirectly on the environmental effects of radio frequency (RF) emissions from a cell tower. Staff will therefore not address this issue in this report.

During agency review of the application it was noted there is only one legal access to the subject property and the surrounding businesses. This is considered a safety concern for the properties in general, both for evacuation purposes in an emergency and access by public safety personnel in case the SR 89A access is blocked. If the Planning Commission moves this application forward to Town Council, staff has included a recommended condition of approval requiring the applicant complete a road connection to Old Jerome Highway.

The Police Department has requested the applicant grant an easement on the tower for the installation of public safety communication repeaters. This request would increase public safety by providing redundancy for the public safety dispatch system.

- 4. Traffic Impacts:** The provisions for ingress and egress, public streets and traffic circulation are adequate, or can be upgraded through street improvements as a condition of approval.

Staff Analysis – The subject property is accessed from SR 89A by Paloma Way. The front half of Paloma Way is an ingress/egress easement. The back half of Paloma Way was dedicated to the





Staff Report

Town as right-of-way in 2005. At this time a vertical curb was constructed along the west edge of the dedicated right-of-way. The decomposed granite surface of the right-of-way portion of Paloma Way has deteriorated and there are large ruts traversing the roadway.

The Town right-of-way is 25-feet wide and approximately 465-feet long.

In staff's opinion, a paved connection through to Old Jerome Highway would address safety issues, both from the perspective of public safety access but also in allowing an additional emergency exit for residents of Foothill Terrace and the Mescal Spur neighborhood. Paving of the road would curtail the nuisance of dust kicked-up from additional traffic to the site.

5. **Landscaping:** Landscaping and/or fencing of the proposed development assures that the site development will be compatible with adjoining areas and with the intent of Town policies.

Staff Analysis – The applicant is proposing a 6-foot high chain link fence to surround the complex.

Staff is not recommending the planting of any additional landscaping to screen the proposed complex. The subject property is edged by native landscaping providing natural screening of the area. The eastern border of the storage facility located on the other side of the town right-of-way has an existing 10-foot wide landscape barrier. Any additional landscaping would require extension of water service to the property and installation of an irrigation system. If the remainder of the subject property develops at some time in the future, landscape requirements would be stipulated for the entire site.

Staff has suggested the bottom half of the fence should be a solid material to prevent entrance of pack rats and other destructive vermin.

6. **Nuisance:** That the proposed use will not create a hazard to persons and property from possible explosion, contamination, fire or flood. That the use will not create a nuisance arising from, but not limited to noise, smoke, odors, dust, vibrations, signage or illumination.

Staff Analysis – No hazardous materials will be stored on site creating a hazard from explosion, contamination or fire. If the conditional use permit receives approval, a building permit for the facility will be required. The cell tower must meet Electronic Industries Alliance/ Telecommunication Industries Association standards. The building permit will be forward to Yavapai County Flood Control for review and approval.

The noise generated by the facility will be minimal and comparable to the noise generated by a typical single-family residence. (See attached email from the applicant's engineer). Traffic to the facility once construction is complete will also be minimal.



Staff Report

Summary: In staff's opinion, and with the recommended conditions, the application is in compliance with the required findings for a Conditional Use Permit.

Approval Process for Wireless Facilities

Per the Telecommunications Act of 1996 the Federal Communication Commission has the final authority for approval of all wireless communication facilities. One of the initial steps required by the FCC is an environmental assessment, which as previously noted has been completed by the applicant.

The FCC has already issued the radio station authorization to Verizon Wireless for Northern Arizona.

The applicant has stated the proposed location meets their requirements for their network and will increase both network coverage and availability in the area. The independent expert the Town asked to review this application concurs with this statement.

The Town's wireless ordinance does not permit placement of cell towers in the 89A Overlay District. This previously established overlay district extends 500 feet on either side of the highway and identifies an important viewshed along the highway corridor. This prohibition leaves only a few properties in the area meeting the applicant's requirements. All of these potential properties abut property zoned for residential development.

Recommendation:

Staff has determined the Conditional Use Permit application to be complete and in compliance with the requirements of Section 4-18 of the Town of Clarkdale Zoning Code.

Staff is requesting the Planning Commission conduct the public hearing regarding this application and either direct staff and/or the applicant to provide specific additional information or make a recommendation to Town Council for approval, approval with conditions, or denial of the application.

If the Planning Commission chooses to recommend approval of the Conditional Use Permit application, staff offers the following conditions:

1. A building permit shall be issued prior to construction of the facility.
2. No lighting, other than the motion sensor emergency lighting described in the staff report shall be installed.



Staff Report

3. All components of the facility shall be removed at the expense of the applicant/property owner if the facility is decommissioned and not used for 180 consecutive days.
4. Any substantial change to the project dimensions by more than 10 percent of the design of the facility as approved will require an additional Conditional Use Permit application.
5. The applicant will grant an easement to public safety entities for placement of repeaters on the tower to enhance communications. The applicant, at their expense, will prewire the proposed cell tower for ease of future installation of these repeaters. Design and installations shall be coordinated with a vendor designated by the Clarkdale Police Department.
6. The applicant will participate in facilitating broadband infrastructure development in the Verde Valley as opportunity arises.
7. The applicant shall improve the Town right-of-way along the western boundary of the subject property including engineering, design and installation of a finished road.

Attachments:

1. Aerial Map of Site
2. Applicant's Purpose of Application letter
3. Coverage Maps
4. Site Plan
5. Typical equipment shelter picture
6. Applicant's noise impact analysis
7. Letter from Gary Morgan, 1461 Deborah Dr.
8. Letter from Cynthia Fawcett, 671 Reta St.
9. Public contact log



This map has been provided for informational purpose only and is not necessarily engineering accuracy. Every effort has been made to ensure this map is as accurate as possible. The town of Clarkdale shall assume no liability for the information contained on this map.

Capital Telecomm Wireless Facility Proposal January 2015



The Town of Clarkdale
Community Development Department
P.O. Box 308950 Main Street,
Clarkdale, AZ 86324
(928) 689-2550

Purpose of Application

As part of its ongoing effort to maintain the pre-eminent wireless network in Yavapai County, Verizon Wireless is proposing to collocate on a proposed wireless telecommunications facility at a storage facility just southwest of Highway 89A on the south side of town. The main objectives of this site are to improve in-building coverage and greatly improve capacity in the south half of Clarkdale. There is currently coverage in most buildings, but the capacity the signal can support is not acceptable, and the network is not operating effectively.

Verizon has been receiving complaints of poor call quality, dropped calls, and poor data speed from residents and businesses in this area for years and has been working to place a site in this area for several years. This proposed new wireless facility will help businesses, travelers and the residents in this area while being placed on commercial property well outside of the Historic District. A map showing the coverage this site will offer is included in the application.

Site History

Verizon Wireless has been working to improve coverage in this area for several years. The capacity of the sites covering this end of the Verde Valley (AZ2 Cottonwood-Jerome & AZ2 Mingus) has been lagging behind demand needs for some time. Despite efforts to upgrade both the existing sites which service this area of Clarkdale with the latest technologies and backhaul capacity, the sites are overloaded with traffic. Several years ago, Verizon started looking into placing a site at the Fire Station adjacent to the Historic District. Due to space constraints, this site never came to be, and that proposed site was abandoned. A stop-gap measure was employed by Verizon re-aiming one sector of the site in Jerome (AZ2 Cottonwood-Jerome) so that it could add additional coverage in Clarkdale – that stop-gap didn't solve the coverage and capacity problems. Verizon then worked with the Town on developing a Wireless ordinance and proposed a site at the mini-storage facility near the Historic District. Due to feedback in the environmental and regulatory review process that site was abandoned too. This proposed collocation at a different mini-storage facility is designed to help handle capacity issues caused by huge local demand for wireless services.

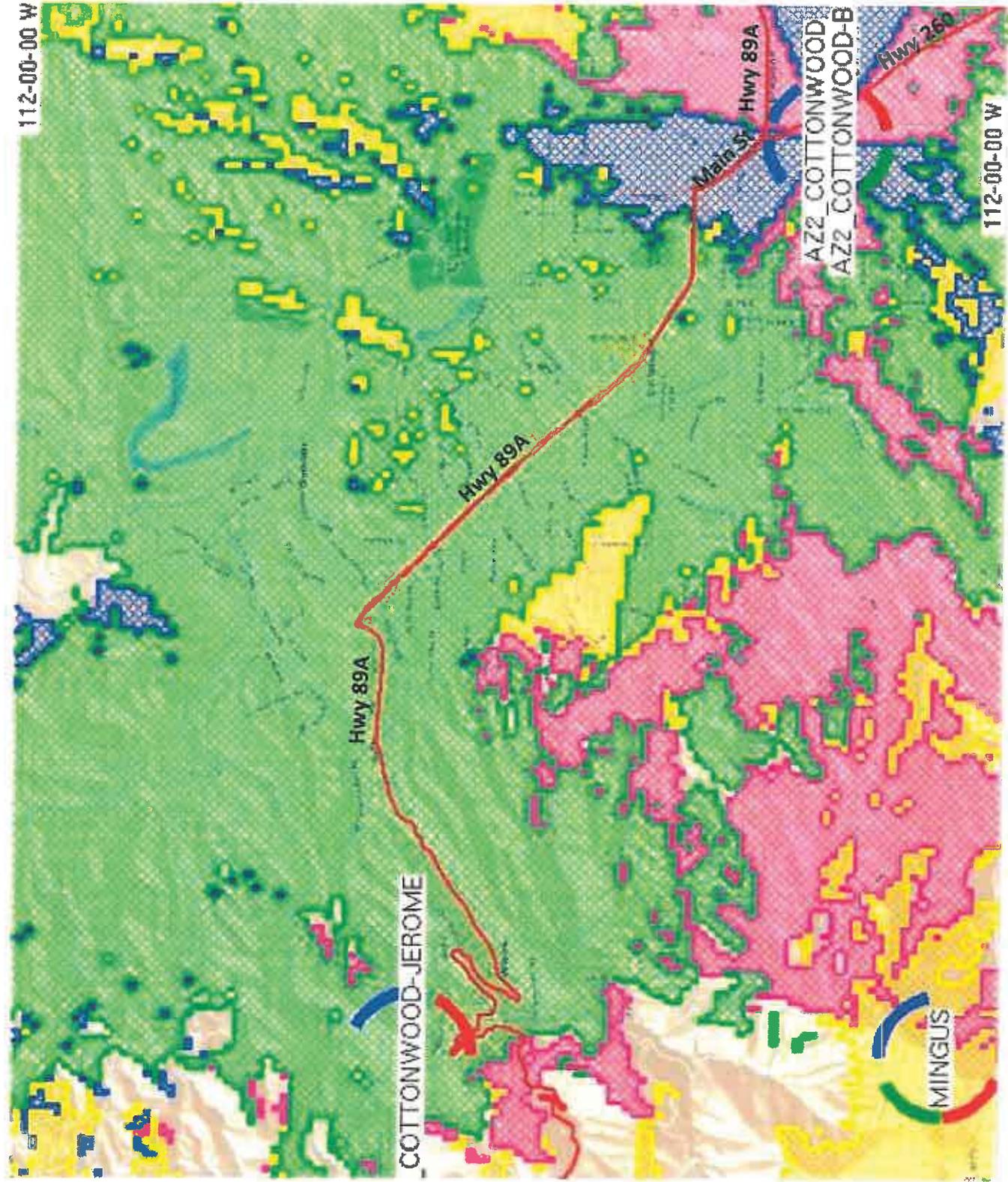
Some time ago Verizon's engineer determined that its network overload in the area was caused by enormous demand for wireless services in this area. This area is currently served by wireless sites outside of the area attempting to project into the area to provide coverage - this is not an effective solution. The proposed site will provide coverage and capacity from within the area, and be much more effective in handling the huge local demand for wireless services. We've considered several candidates for this site. The only existing co-locatable structure in the area was an APS pole, but that pole was located within the Highway 89A scenic corridor. We considered placing the site at Mold-in-Graphics, but they were not interested in leasing to us. We investigated building the site at the cemetery, but there was not a workable location at the cemetery. Thus, the remaining viable candidate for the site is this mini-storage location.

Planned Community Outreach

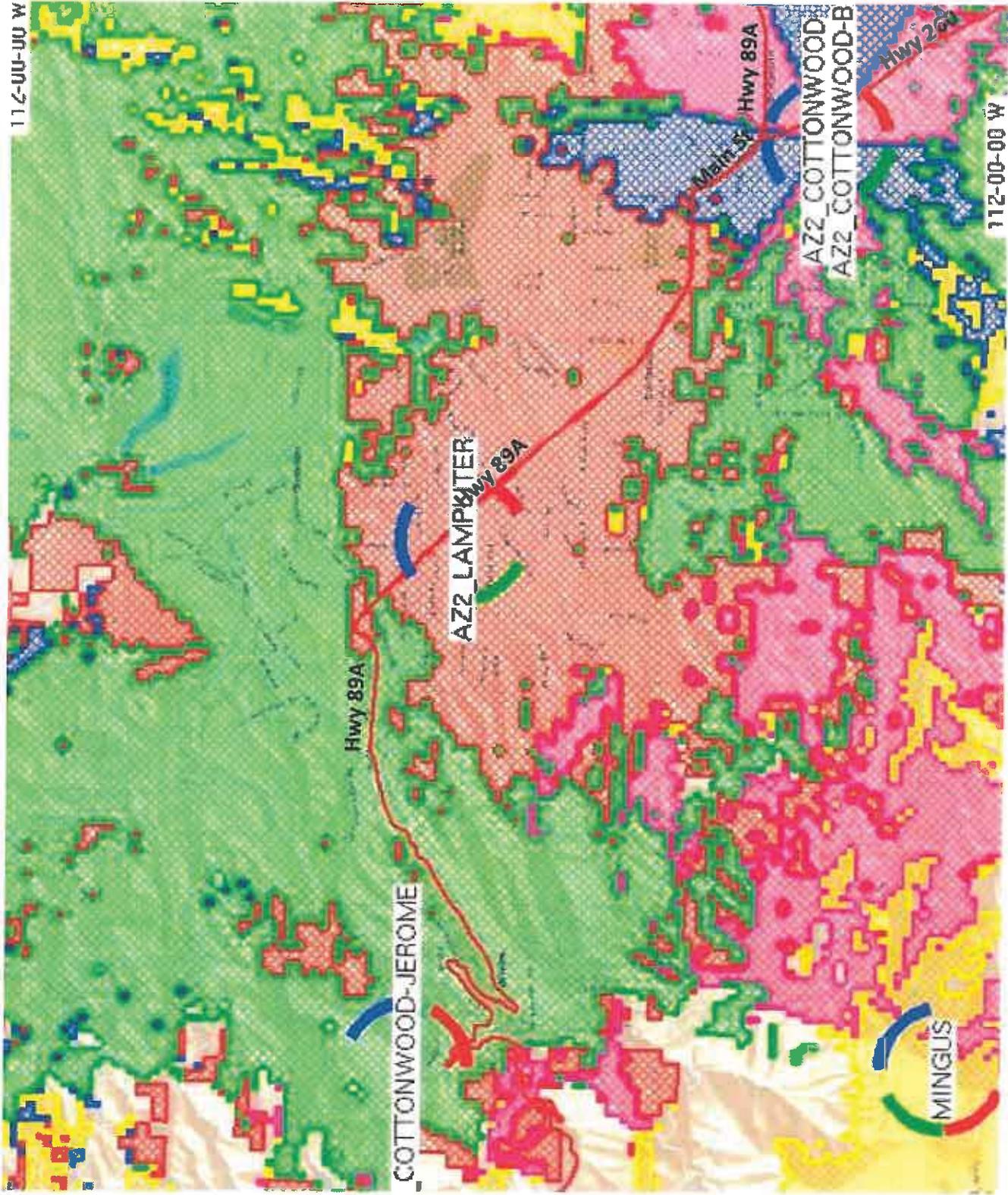
Verizon and Capital Telecom appreciate the need for community outreach with this application. Capital has taken several steps, and will continue to take steps, to reach out to and engage the community. On November 19 and 21, 2014, Capital Telecom published in the Verde Independent/Bugle a public notice of its intent to build the wireless facility, and invited interested people to contact Capital's representatives in Tempe, Arizona. Since that time Capital has been engaged in an ongoing dialogue with the one interested neighbor who expressed concern. Capital and its local representatives have actively addressed her questions, provided her information, and responded with modifications to the proposed wireless site design to address her stated concerns. For example, in response to that one neighbor's requests, the site has changed from a mono-pine design to a mono-pole design. In addition, Capital has shifted the wireless site somewhat to the west in response to her request.

Christopher J. Schroeder
Director of Site Development
1500 Mt Kemble Ave
Suite 203
Morristown, NJ 07960
Desk: 973-425-0606 ext.111
Mobile: 631-374-4133
cshroeder@capitaltelecom.com

**Verizon Wireless
existing on air footprint**

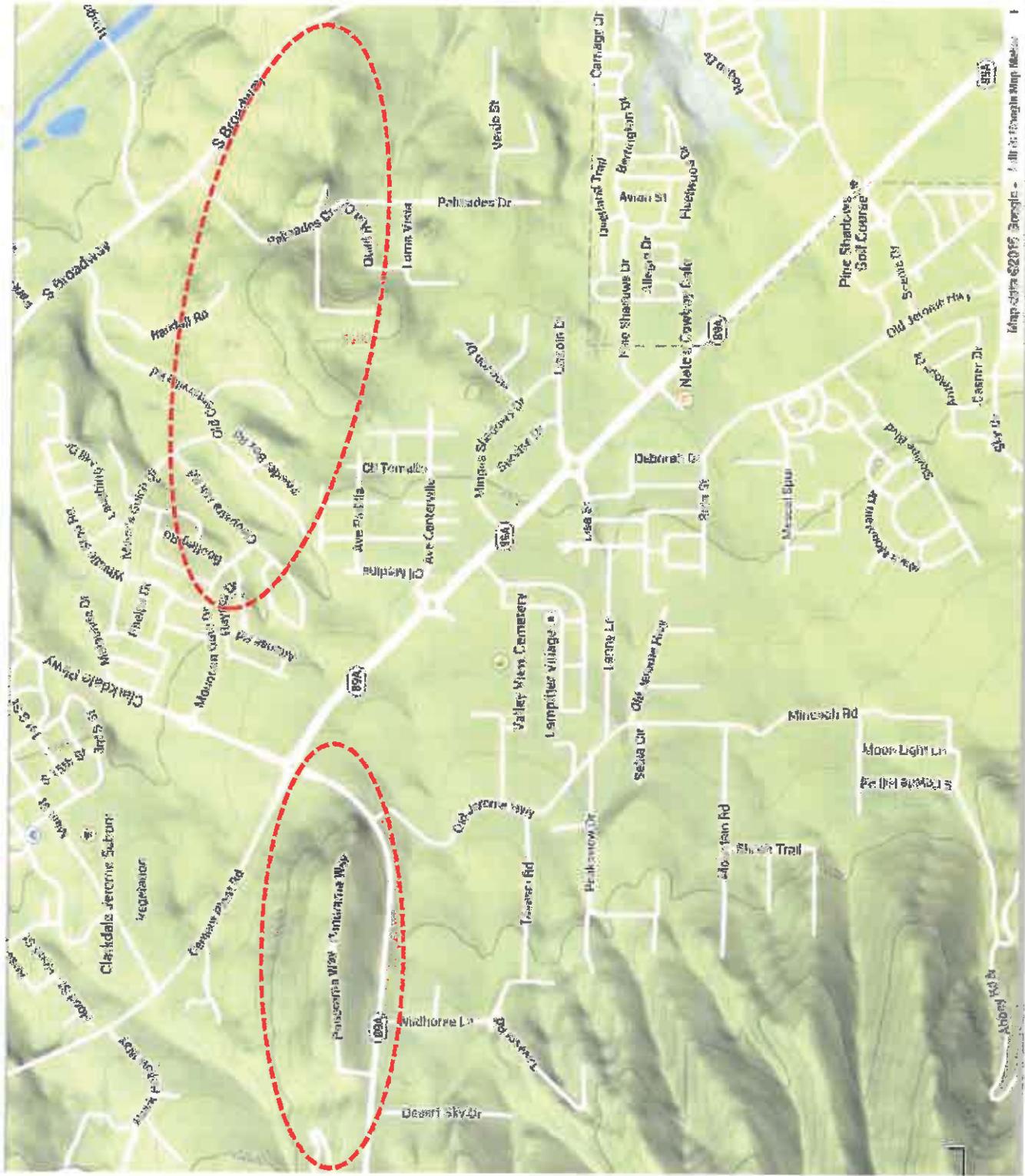


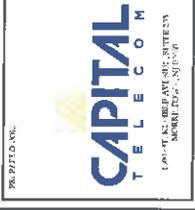
Verizon Wireless
 existing on air footprint
 +
 coverage from
 candidate site
 AZ2 Lampliter



- Best available signal by AZ2 Lampliter
- Best available signal by AZ2 Cottonwood B
- Best available signal by AZ2 Cottonwood
- Best available signal by Mingus
- Best available signal by AZ2 Cottonwood Jerome

**Terrain around
Verizon Wireless
AZ2 Lamplighter site**





PROJECT NO.	0000
DATE	01/11/11
BY	CT
CHECKED BY	GH

NO.	DATE	DESCRIPTION
1	01/11/11	ISSUE FOR CONSTRUCTION
2	01/11/11	ISSUE FOR PERMITS
3	01/11/11	ISSUE FOR RECORDS
4	01/11/11	ISSUE FOR AS-BUILT
5	01/11/11	ISSUE FOR FINAL



CLARKDALE
1450 ARIZONA HIGHWAY 89-A
CLARKDALE, ARIZONA 86324

PROJECT INFORMATION AND DATA
SHEET NO. T-1

T-1

CAPITAL TELECOM

CLARKDALE

PROPOSED TELECOMMUNICATIONS FACILITY
SITE DEVELOPMENT
1450 ARIZONA HIGHWAY 89-A
CLARKDALE, AZ 86324

1. THIS WIRELESS TELECOMMUNICATIONS FACILITY WILL MEET THE REGULATIONS OF THE FEDERAL COMMUNICATIONS COMMISSION REGARDING FEDERAL AND ELECTRIC UTILITY INTERFERENCE. LIGHTNING OR SIGNS WILL BE PROVIDED ONLY AS REQUIRED BY FEDERAL OR STATE AGENCY.

2. THIS WIRELESS TELECOMMUNICATIONS FACILITY WILL MEET THE REGULATIONS OF THE FEDERAL COMMUNICATIONS COMMISSION REGARDING FEDERAL AND ELECTRIC UTILITY INTERFERENCE.

3. LIGHTNING OR SIGNS WILL BE PROVIDED ONLY AS REQUIRED BY FEDERAL OR STATE AGENCY.

PROPOSED AS HIGH MONOSPANLE DISCREMINATED BY OTHERS. APPROXIMATELY 0.400 SQ. COMPARED WITH 1.0 HIGH CHAIN LINK FENCE.

USE: COMMUNICATIONS FACILITY

PROPOSED PARCEL: 54915.1F3 SQ FT

PROPOSED LOTS: 5,600 SQ FT

JURISDICTION: COUNTY OF YAVAPAI

BUILDING CODE: 2006 IBC W/ COUNTY AMENDMENTS, 2005 IBC W/ COUNTY AMENDMENTS, 2003 IBC W/ COUNTY AMENDMENTS

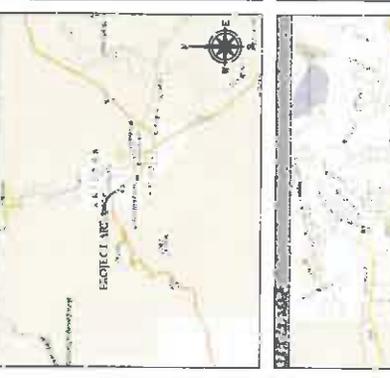
CAPITAL TELECOM ACQUISITION, LLC 1450 ARIZONA HIGHWAY 89-A, SUITE 200 MORRISTOWN, NJ 07960

CAPITAL TELECOM ACQUISITION, LLC 1450 ARIZONA HIGHWAY 89-A, SUITE 200 MORRISTOWN, NJ 07960

CAPITAL TELECOM ACQUISITION, LLC 1450 ARIZONA HIGHWAY 89-A, SUITE 200 MORRISTOWN, NJ 07960

PROJECT INFORMATION AND DATA

- T-1 SITE PLAN
- A-1 ENLARGED SITE PLAN
- A-2 ELEVATIONS
- A-3 CHAIN LINK FENCE DETAILS
- E-1 UTILITY PLAN
- E-2 ELECTRICAL DETAILS
- E-3 GROUNDING PLAN
- E-4 ELECTRICAL DETAIL
- S-1 SITE SURVEY



(RF) _____ DATE _____

(CONST) _____ DATE _____

(RE) _____ DATE _____

LANDLORD: _____ DATE _____

PROPOSED AS HIGH MONOSPANLE DISCREMINATED BY OTHERS. APPROXIMATELY 0.400 SQ. COMPARED WITH 1.0 HIGH CHAIN LINK FENCE.

USE: COMMUNICATIONS FACILITY

PROPOSED PARCEL: 54915.1F3 SQ FT

PROPOSED LOTS: 5,600 SQ FT

JURISDICTION: COUNTY OF YAVAPAI

BUILDING CODE: 2006 IBC W/ COUNTY AMENDMENTS, 2005 IBC W/ COUNTY AMENDMENTS, 2003 IBC W/ COUNTY AMENDMENTS

CAPITAL TELECOM ACQUISITION, LLC 1450 ARIZONA HIGHWAY 89-A, SUITE 200 MORRISTOWN, NJ 07960

CAPITAL TELECOM ACQUISITION, LLC 1450 ARIZONA HIGHWAY 89-A, SUITE 200 MORRISTOWN, NJ 07960

CAPITAL TELECOM ACQUISITION, LLC 1450 ARIZONA HIGHWAY 89-A, SUITE 200 MORRISTOWN, NJ 07960

PROJECT INFORMATION AND DATA

- T-1 SITE PLAN
- A-1 ENLARGED SITE PLAN
- A-2 ELEVATIONS
- A-3 CHAIN LINK FENCE DETAILS
- E-1 UTILITY PLAN
- E-2 ELECTRICAL DETAILS
- E-3 GROUNDING PLAN
- E-4 ELECTRICAL DETAIL
- S-1 SITE SURVEY



PROPOSED AS HIGH MONOSPANLE DISCREMINATED BY OTHERS. APPROXIMATELY 0.400 SQ. COMPARED WITH 1.0 HIGH CHAIN LINK FENCE.

USE: COMMUNICATIONS FACILITY

PROPOSED PARCEL: 54915.1F3 SQ FT

PROPOSED LOTS: 5,600 SQ FT

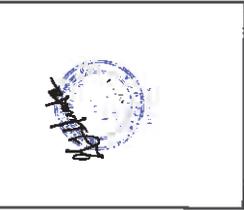
JURISDICTION: COUNTY OF YAVAPAI

BUILDING CODE: 2006 IBC W/ COUNTY AMENDMENTS, 2005 IBC W/ COUNTY AMENDMENTS, 2003 IBC W/ COUNTY AMENDMENTS



DATE	08/08
BY	CH
CHECKED	

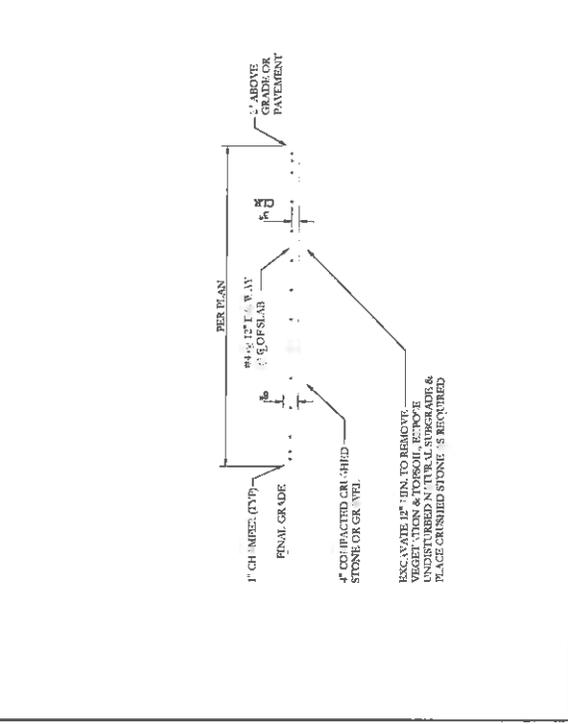
NO.	REV.	DATE	DESCRIPTION
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			



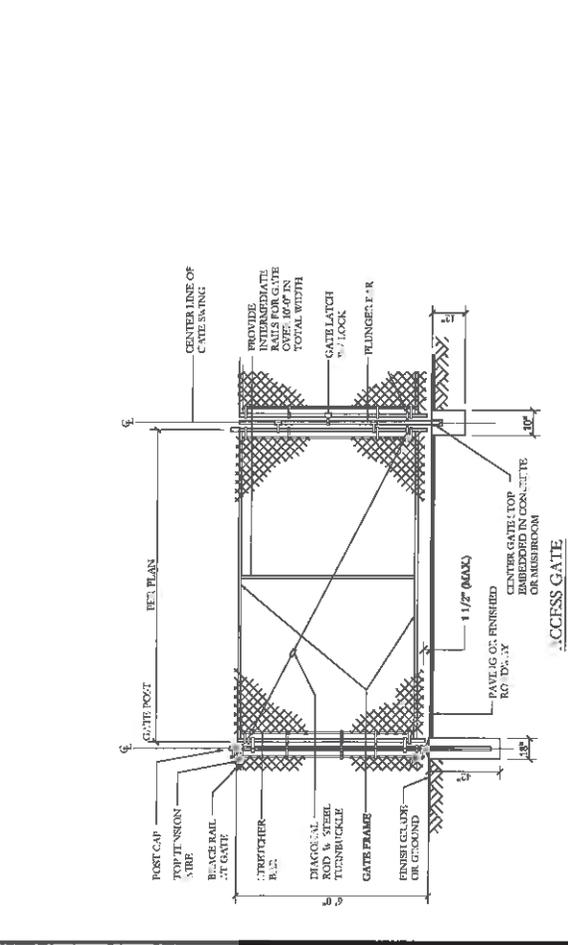
CLARKDALE
 1500 J. J. COX BLVD. YV
 CLARKDALE, ALABAMA 36021
 205-332-3771

SHEET TITLE
 CHAIN LINK FENCE DETAILS

SHEET NO.
 A-4



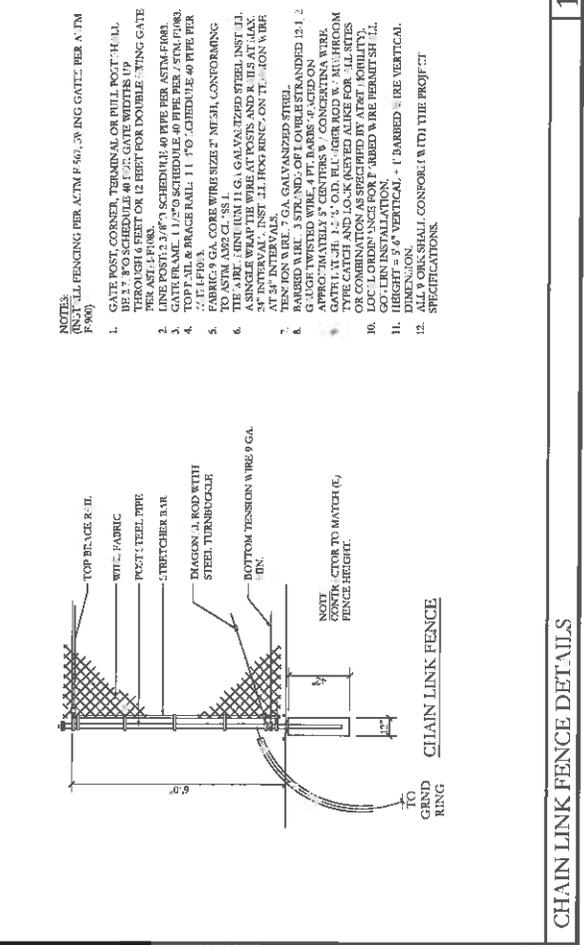
CONCRETE PAD DETAIL



CHAIN LINK FENCE DETAILS

NOTES:
 (NOT ALL FENCING PER ASTM F 562, 30 IN. GATE) PER A.T.M. F-809

- GATE POST CORNER TERMINAL OR FULL POST SHALL BE 1 1/2" TO SCHEDULE 40 PIPE FOR DOUBLE CYCLING GATE PER ASTM F 1081.
- LINE POSTS 3/4" SCHEDULE 40 PIPE PER ASTM F 1081.
- TOP RAIL & BRACE RAIL 1 1/2" SCHEDULE 40 PIPE PER 7.17 F-1083.
- FABRIC 9 GA. CORE WIRE SIZE 2" MESH, CONFORMING TO ASTM F 1081.
- AS SINGLE WIRE THE WIRE AT POSTS AND RAILS AT MAX. 24" INTERVAL, INST. J.I. HOG RING, ON TENSION WIRE.
- TENSION WIRE TO BE GALVANIZED STEEL.
- BARRED WIRE 3 STRANDS OF FOUR STRANDED B.J. 2 GA. HIGH TWISTED WIRE, 4 P.T. BARS 4" APART ON APPROXIMATELY 5" CENTERS W/ CONCRETE WIRE.
- TOP RAIL & BRACE RAIL TO BE GALVANIZED STEEL TYPE CATCH AND LOCK (KEYED ALICE FOR MOBILITY) OR COMBINATION AS SPECIFIED BY AT&T (MOBILITY).
- LOC. L. ORDERANCE FOR F. BARRED WIRE PERMIT SH. LL. DIMENSION.
- HEIGHT - 5' VERTICAL - 4' BARRED WIRE VERTICAL.
- ALL V. ORK. SHALL CONFORM WITH THE PROJECT SPECIFICATIONS.



CHAIN LINK FENCE DETAILS

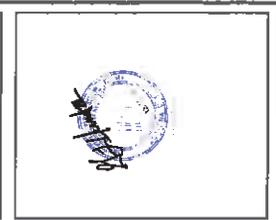
1 NOT USED

2

3

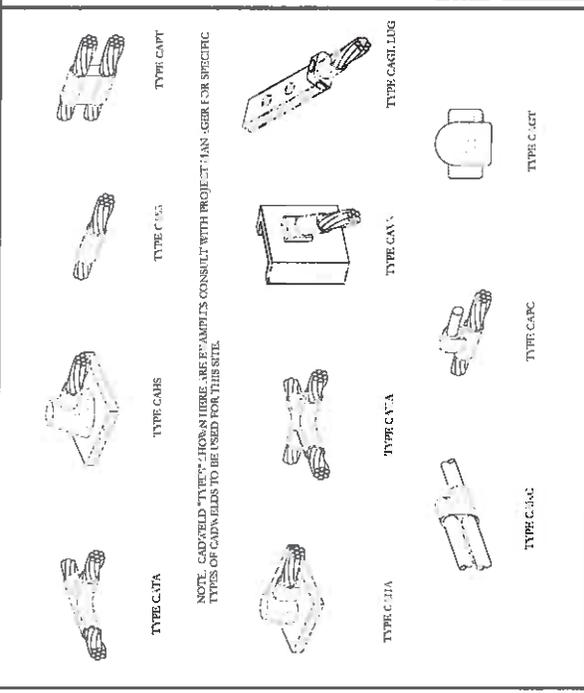


PROJECT NO.	0000
DATE	07
BY	08
CHECKED BY	
DATE	
DATE FOR CONSTRUCTION	
DATE FOR REVIEW	
DATE FOR APPROVAL	

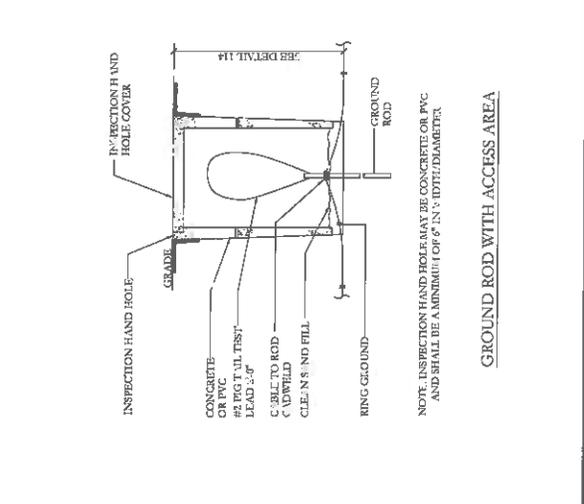


CLARKDALE
 15 W. ARIZONA STREET
 PHOENIX, ARIZONA 85004
 (602) 998-1100

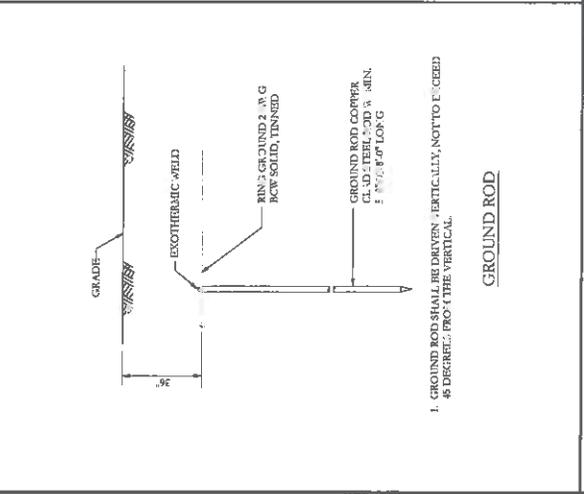
SHEET NUMBER
E-4



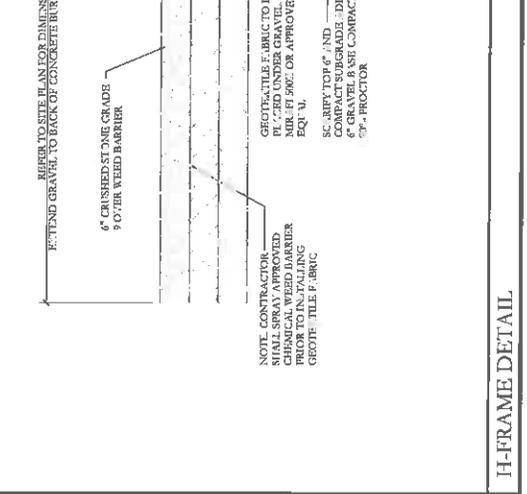
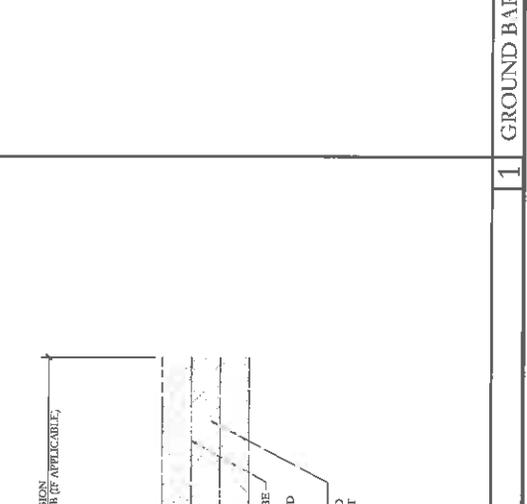
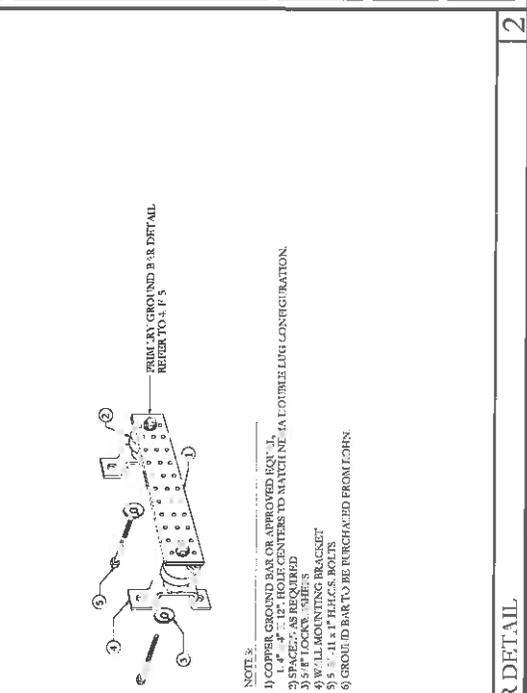
5 CADWELD TYPES



4 GROUNDING ROD W/ACCESS



3 GROUNDING ROD W/ACCESS



1 GROUND BAR DETAIL

2 GROUNDING ROD W/ACCESS

3 GROUNDING ROD W/ACCESS

H-FRAME DETAIL

January 28, 2014



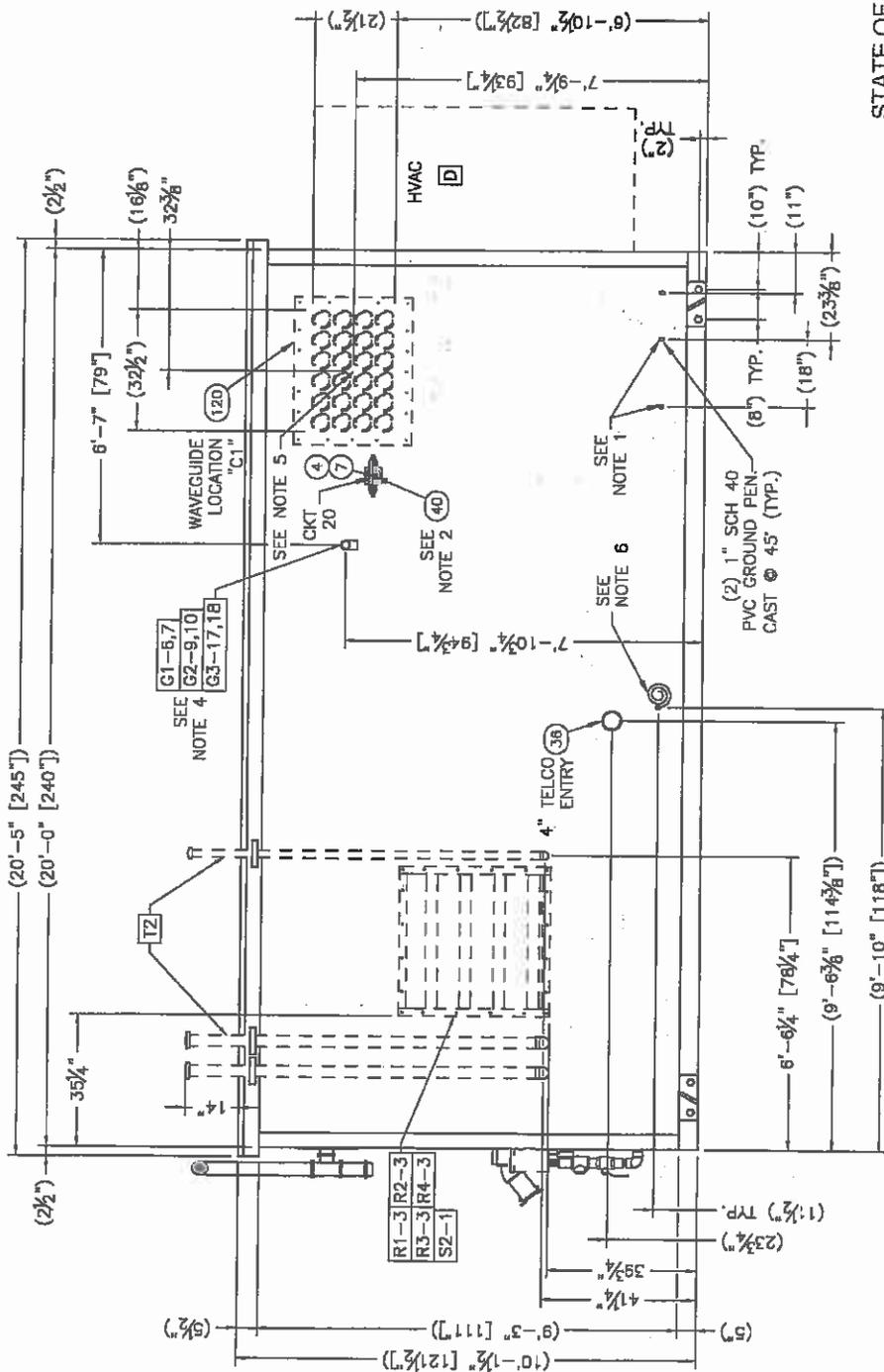
THIS DRAWING IS THE CONFIDENTIAL PROPERTY AND CONTAINS TRADE SECRETS OF CEILIXION, L.L.C. ANY REPRODUCTION OR DISSEMINATION OF THIS INFORMATION CONTAINED HEREIN FOR ANY REASON OTHER THAN AS EXPRESSLY AUTHORIZED BY SHIRE INDUSTRIES, INC. IS STRICTLY PROHIBITED. SHIRE INDUSTRIES, INC. HAS BEEN DISTRIBUTED WITH THE UNDERSTANDING THAT ANYONE RECEIVING OR OTHERWISE OBTAINING POSSESSION OF IT WILL BE DEEMED TO HAVE ACCEPTED ITS CONFIDENTIAL NATURE.

Ceilixon
 5031 Hazel Jones Road
 Bossier City, Louisiana 71111
 Voice: (318) 213-2900
 Fax: (318) 213-2919
 www.ceilixon.com

CUSTOMER
VERIZON WIRELESS

PROJECT
11' 6" X 20' 0" CONCRETE SHELTER EXTERIOR ELEVATION

FILENAME	SWNS34
SCALE	3/8" = 1'-0"
TOLERANCE	
DRAWN BY	SL/MS
DATE	12/2/13
CHK BY	SL/MS
DATE	12/2/13
ENG. BY	SL/MS
DATE	12/2/13
APP. BY	
DRAWER	
SHEET NO.	7-1
DRAWING NO.	SWNS34
REV.	



STATE OF ARIZONA
 REFER TO SHEET #1

EXTERIOR ELEVATION "C"

FEB 11 2014

Review of this document does not constitute approval or acceptance of any deviation from the applicable standards.

F-H0605

- NOTES:
1. INSTALL ONLY AT REQUIRED WAVEGUIDE LOCATION.
 2. LIGHT FIXTURE TO BE INSTALLED AT MANUFACTURER, TESTED FOR FUNCTION, REMOVED AND PACKED INSIDE FOR SHIPMENT.
 3. ONLY (1) WAVEGUIDE LOCATION WILL BE INSTALLED AND UTILIZED.
 4. REMOVE FOR SHIPMENT
 5. INSTALL TAPCON TO MARK CENTER OF UNUSED WAVEGUIDE LOCATION.
 6. SECURE GROUND WIRE TO SHELTER FOR SHIPPING.

January 28, 2014



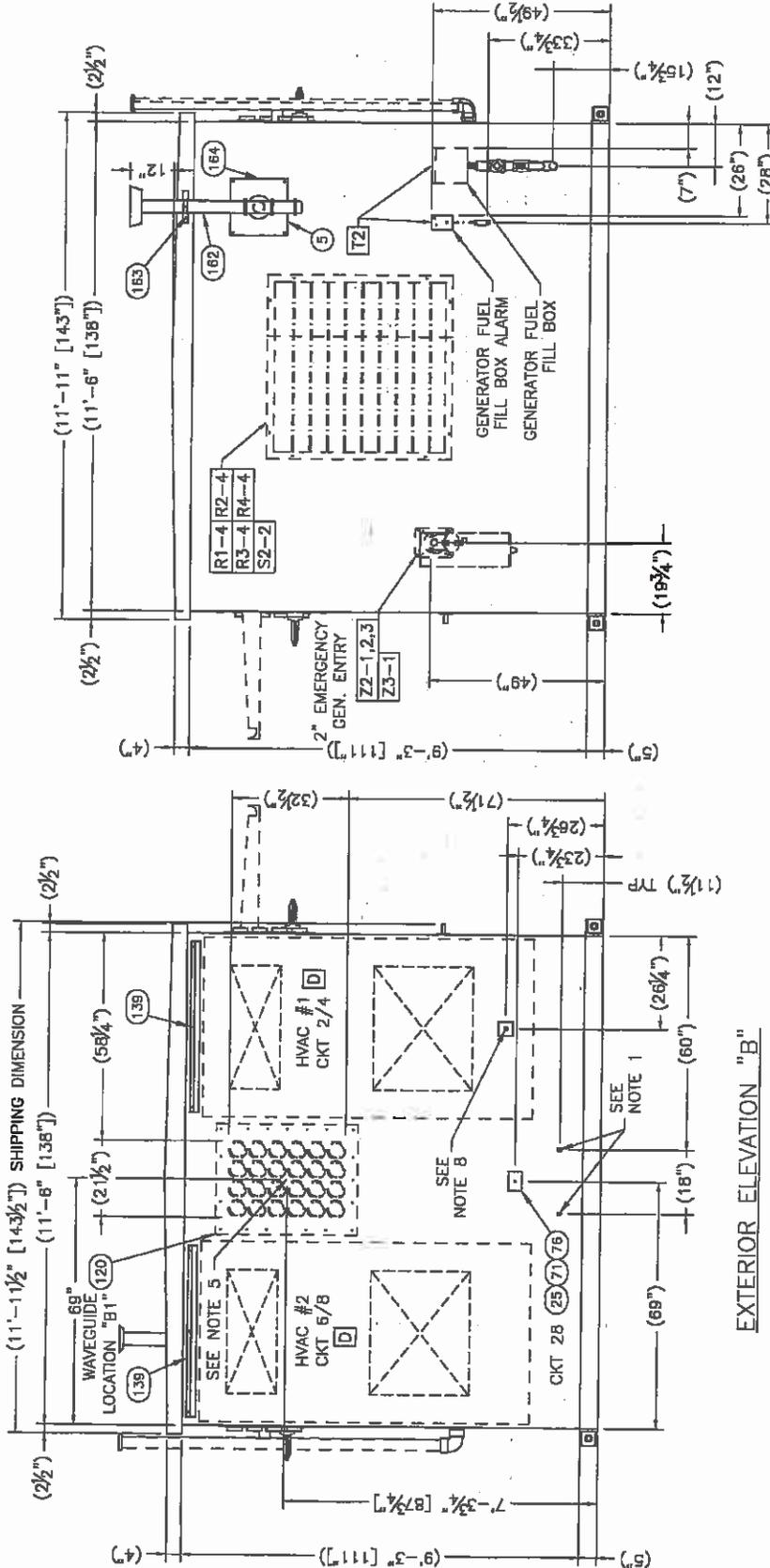
THIS DRAWING IS THE CONFIDENTIAL PROPERTY AND CONTAINS TRADE SECRETS OF CELIXION, LLC. ANY USE OR REPRODUCTION OF THESE DRAWINGS OR THE INFORMATION CONTAINED HEREIN FOR ANY REASON OTHER THAN AS EXPRESSLY AUTHORIZED BY SAVRE INDUSTRIES, INC. IS STRICTLY PROHIBITED. THIS DRAWING HAS BEEN PREPARED BY AN ENGINEER UNDERSTANDING THAT ANY INFRINGEMENT OR OTHERWISE OBTAINING POSSESSION OF IT WILL BE EXPRESSLY NOTIFIED OF ITS CONFIDENTIAL NATURE.

Celixion
 5031 Hazel Jones Road
 Bossier City, Louisiana 71111
 Voice: (318) 213-2900
 Fax: (318) 213-2919
 www.celixion.com

CUSTOMER
VERIZON WIRELESS

PROJECT
11'-6" X 20'-0" CONCRETE SHELTER EXTERIOR ELEVATIONS

FILENAME:	SWNS34
SCALE:	3/8"=1'-0"
DRAWN BY:	S. LEWIS
DATE:	12/6/13
CHK. BY:	S. SMITH
DATE:	12/6/13
ENG. BY:	S. SMITH
DATE:	12/6/13
APP. BY:	D. ASHBY
DATE:	12/9/13
SHEET NO.	7-2
DRAWING NO.:	SWNS34



EXTERIOR ELEVATION "A"

EXTERIOR ELEVATION "B"

FEB 11 2014

Review of this document does not constitute an approval or disapproval by the State of Arizona.

F-H-605

- NOTES:
1. INSTALL ONLY AT REQUIRED WAVEGUIDE LOCATION.
 2. ONLY (1) WAVEGUIDE LOCATION WILL BE INSTALLED AND UTILIZED.
 3. REMOVE FOR SHIPMENT
 4. NEW BARD AND MARVAR UNITS WILL HAVE AN EXTENDED HOOD ROUGHLY 17" ASSEMBLE HOOD AND MOUNT PRIOR TO SHIPPING.
 5. INSTALL TAPCON TO MARK CENTER OF UNUSED WAVEGUIDE LOCATIONS.
 6. TURN OFF BREAKER LOCATED ON HVAC UNIT AND PLACE MANUFACTURER SUPPLIED WARNING STICKER ACROSS BREAKER ACCESS OPENING PRIOR TO SHIPPING.
 7. MOUNT HVAC UNITS AND CAGES WITH TAMPER PROOF HARDWARE (P/N 168475) SENSOR THROUGH NIPPLE, SEAL PENETRATION COMPLETELY AND SECURE IN BOX. REMOVE THE 4 KNOCKOUTS TOWARD THE BOTTOM OF THE BOX.

January 28, 2014



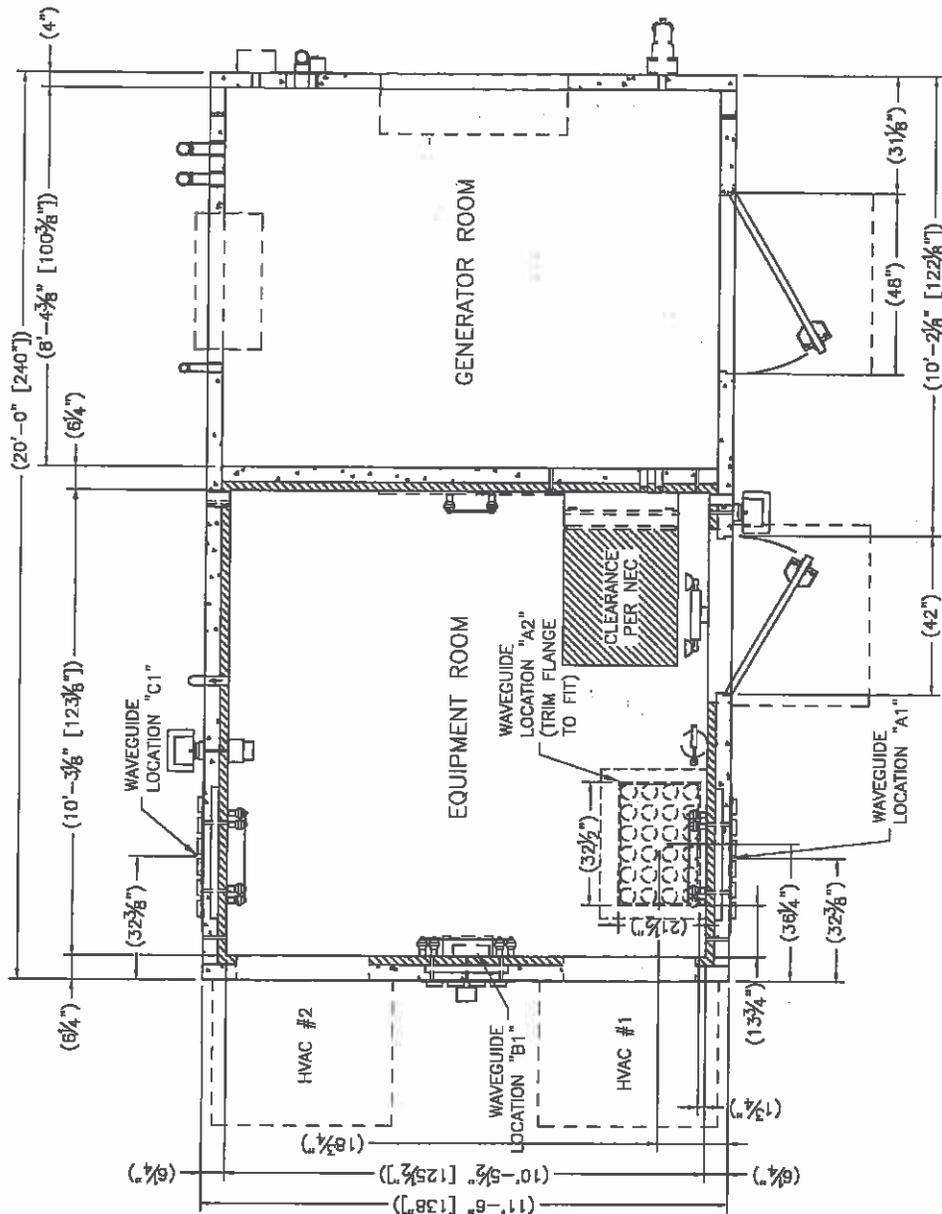
THIS DRAWING IS THE CONFIDENTIAL PROPERTY AND CONTAINS TRADE SECRETS OF CELIXION, LLC. ANY REPRODUCTION OR DISSEMINATION OF INFORMATION CONTAINED HEREIN FOR ANY REASON OTHER THAN AS EXPRESSLY AUTHORIZED BY SABRE INDUSTRIES, INC. IS STRICTLY PROHIBITED. THIS DRAWING HAS BEEN DISTRIBUTED WITH THE UNDERSTANDING THAT ANYONE RECEIVING OR OTHERWISE OBTAINING POSSESSION OF IT WILL BE DEEMED TO HAVE ACCEPTED ITS CONFIDENTIAL NATURE.

Celixon
 5031 Hazel Jones Road
 Bossier City, Louisiana 71111
 Voice: (318) 213-2900
 Fax: (318) 213-2919
 www.celixon.com

CUSTOMER:
VERIZON WIRELESS

PROJECT:
20'-0" X 20'-0" CONCRETE SHELTER FLOOR PLAN

FILENAME:	SWNS34
SCALE:	3/8" = 1'-0"
TOLERANCE:	
DRAWN BY:	SLEWIS
DATE:	12/8/13
CHK. BY:	S. SMITH
DATE:	12/9/13
ENG. BY:	
DATE:	
APP. BY:	J. WESHER
DATE:	12/9/13
SHEET NO.:	2-0
DRAWING NO.:	SVNS34
REV.:	



STATE OF ARIZONA
 REFER TO SHEET #1

FEB 11 2014

Review of this document does not authorize or approve any commission or deviation from the applicable standards.

F-H-0605

FLOOR PLAN

230.00 SQ. FT. EXTERIOR AREA
 107.31 SQ. FT. EQUIPMENT ROOM
 90.62 SQ. FT. GENERATOR ROOM

January 28, 2014



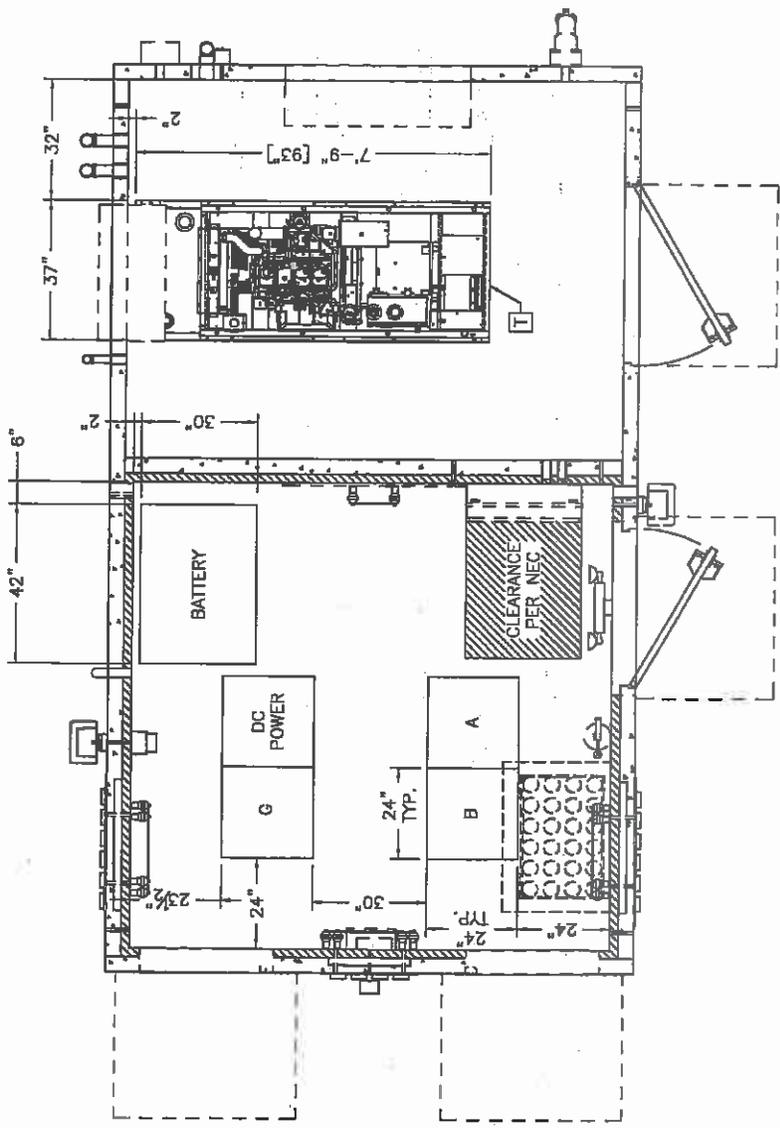
THIS DRAWING IS THE CONFIDENTIAL PROPERTY AND CONTAINS TRADE SECRETS OF CEILIXION, LLC. ANY USE OF THESE DRAWINGS OR THE INFORMATION CONTAINED HEREIN FOR ANY REASON OTHER THAN AS EXPRESSLY AUTHORIZED BY SURE PROPERTIES, INC. IS STRICTLY PROHIBITED. THE DRAWING HAS BEEN DISTRIBUTED WITH THE UNDERSTANDING THAT ANYONE RECEIVING OR OTHERWISE OBTAINING POSSESSION OF IT WILL BE DEEMED TO HAVE ACCEPTED ITS CONFIDENTIAL NATURE.

Ceilixion
5031 Hazel Jones Road
Bossier City, Louisiana 71111
Voice: (318) 213-2900
Fax: (318) 213-2919
www.ceilixion.com

CUSTOMER:
VERIZON WIRELESS

PROJECT:
11' x 20' - 0" CONCRETE SHELTER EQUIPMENT LAYOUT

FILENAME:	SWNS34
SCALE:	3/8" = 1'-0"
TOLERANCE:	
DRWN. BY:	S.JENMS
DATE:	12/09/13
CHK. BY:	S.SMTH
DATE:	12/09/13
ENG. BY:	
DATE:	
APP. BY:	
DATE:	12/09/13
DRAWER:	
SHEET NO.:	2-1
DRAWING NO.:	SWNS34
REV.:	



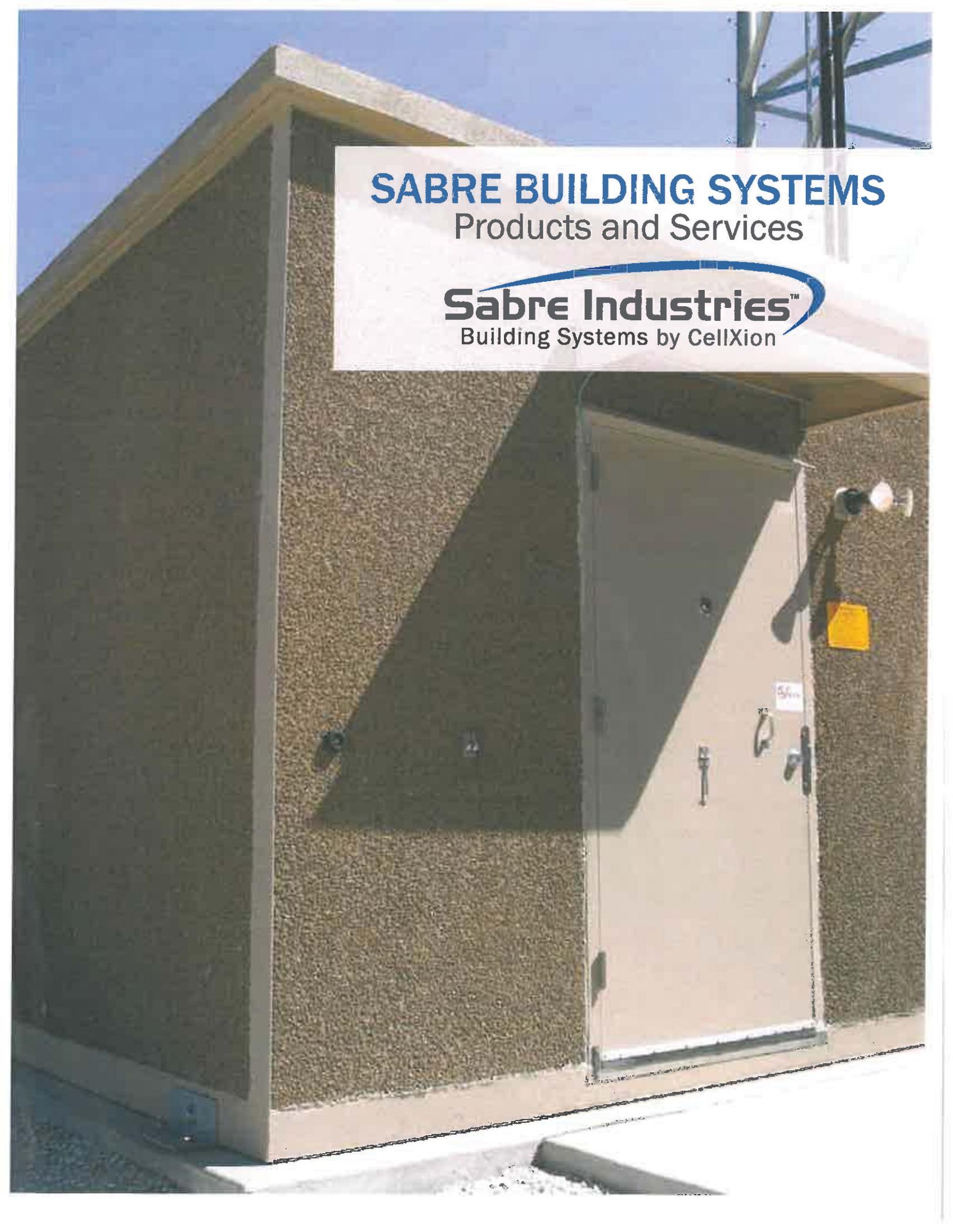
STATE OF ARIZONA
REFER TO SHEET #1

FEB 11 2014

Review of this document does not
authorize or approve any commit, action or
deviation from the applicable standards.

F-H0605

EQUIPMENT LAYOUT

A photograph of a Sabre Building Systems enclosure. The enclosure is a rectangular structure with a textured, brownish-grey exterior. It features a large, light-colored door on the right side, which has a handle and a lock mechanism. A light fixture is mounted on the wall to the right of the door. The enclosure is set against a clear blue sky. The text "SABRE BUILDING SYSTEMS" is overlaid on the top right of the image, with "Products and Services" below it. The Sabre Industries logo is also present, with the tagline "Building Systems by CellXion".

SABRE BUILDING SYSTEMS
Products and Services

Sabre Industries™
Building Systems by CellXion

Beth Escobar

From: Chris Schroeder <CSchroeder@capitaltelecom.com>
Sent: Friday, February 27, 2015 1:48 PM
To: Greg Lake; Beth Escobar
Cc: Jodie Filardo; Tom Waniewski
Subject: RE: Clarkdale application

Beth – Good Afternoon,

In response to the below question:

The sound generated from the site will be minimal:

- The radio equipment housed inside the shelter emits the same noise as a personal computer. The equipment will be enclosed within shelter and will not be heard.
- The generator will produce about 70 decibels of sound, similar to a Vacuum cleaner. The generator is also enclosed within the shelter and would not be heard unless standing directly outside the shelter, similar to if ones neighbor was running a vacuum cleaner. The generator only runs during power outages and testing. It is tested for one hour per month.
- The HVAC units are 5-ton, same size as a residential HVAC unit and admits the same levels of noise.

Please let me know if you have any questions or require additional information.

Thank you,
Chris

Christopher J. Schroeder
Director of Site Development
1500 Mt Kemble Ave
Suite 203
Morristown, NJ 07960
Desk: 973-425-0606 ext.111
Mobile: 631-374-4133
cschroeder@capitaltelecom.com



From: Greg Lake [mailto:lake@lakeandcobb.com]
Sent: Monday, February 23, 2015 11:42 AM
To: 'Beth Escobar'
Cc: Jodie Filardo; Chris Schroeder; Tom Waniewski
Subject: RE: Clarkdale application

Beth – the noise generated by the equipment will be minimal. Chris, would you please respond to Beth with more detail. Thanks, Greg

FEBRUARY 26, 2015

ATTN: RAMON WILLIAMS
FCC ENVIRONMENT REVIEW
445 12TH STREET SW
WASHINGTON D.C. 20554

RE: CAPITAL TELECOM PROPOSAL
TO INSTALL A MONOPOLE
TELECOMMUNICATION TOWER
DISGUISED AS A PINE TREE
(FILE N^o AC921475)

ACCORDING TO THE PUBLIC NOTICE (COPY ATTACHED)
COMMENTS WERE DUE IN OCTOBER 2014
SO I WILL NOT EXPRESS MY CONCERN IN THIS
COMMUNICATION OTHER THAN TO STATE
THE LOCATION IS INAPPROPRIATE.

MY PURPOSE IN WRITING AT THIS TIME
IS TO BE ON RECORD THAT I CALLED THE
PHONE NUMBER GIVEN AS THE SOURCE FOR
SPECIFIC INFORMATION REGARDING THE PROJECT.
I WANTED TO OBTAIN A COPY OF THE
APPLICATION 854. I WAS INTERESTED
IN UNDERSTANDING THE EVALUATION PROCESS
THAT LEAD TO THE SELECTION OF THIS
PARTICULAR SITE AND HOW ENVIRONMENTAL
CONCERNS ARE BEING ADDRESSED.

I CALLED ON SEVERAL DAYS INCLUDING
FRIDAY OCTOBER 17TH AND AGAIN ON
MONDAY OCTOBER 20TH @ 10 AM.

I REACHED ONLY AN ANSWERING MACHINE
AGAIN AND AGAIN.

NEVER RECEIVED A RETURN CALL!

NEVER HAD MY CONCERNS ADDRESSED!

NEVER HAD ACCESS TO THE PROJECT APPLICATION

GARY W. MORGAN
HOME OWNER @
1461 DEBORAH DRIVE
CLARKDALE, AZ 86324

PH 1 (928) 646-5630

COPY: TOWN OF CLARKDALE
BETH ESCOBAR; SENIOR PLANNER

Cynthia Fawcett, RN, BSN

671 Reta St.
Clarkdale, AZ 86324
413.775.3466
cynfawcett@yahoo.com

March 10, 2015

Town of Clarkdale, Community Development Department
PO Box 308
Clarkdale, AZ 86324

ATTN: Ms. Beth Escobar, Senior Planner, and Planning Commission

SUBJ: Conditional Use Permit Application for a Wireless Facility including a 65-foot high monopole tower and associated supporting infrastructure at 1450 SR 89A, Assessor's Parcel Number 406-26-010Y. Applicant is Capital Telecom. Case Number: CUP-091011

Dear Ms. Escobar and Planning Commission members:

Please read this letter into the minutes of the public hearing scheduled for Tuesday, March 17th, 2015 at 16:00; this matter is of great importance and my work schedule prevents me from attending until early evening.

As a health care professional, homeowner and resident living within 1500' of the subject site, I adamantly oppose this location for a cell tower. My reasons are abundant.

This parcel directly abuts a very dense and extensive residential neighborhood. The immediate subdivision area is zoned R1 (single family residential), and is surrounded by R3, R4 and R4A (all residential). (See *General Plan, Town of Clarkdale Housing*.) Although the site itself is designated highway commercial (See *General Plan, Land Use Plan*), it is obvious that certain commercial uses would negatively impact this vast residential area more than others: a cell tower is such a use.

First, the tower will surely be an eyesore, a direct detriment to the extraordinary red rock view these many residents and homeowners enjoy. Arguably the prominent feature in the choice to purchase and or reside here in the foothills area of Clarkdale, our view is vast and currently uninterrupted by any strong vertical lines; in fact, there is a marked horizontal nature to all aspects of this neighborhood, even the current structures on the 89A commercial strip we border.

The cell tower, by ruining our views, would lessen the enjoyment of our homes, reduce the desirability of our real estate, and thereby the resale ability and resale value of our properties.

Secondly, the cell tower, by definition, exudes an air pollution of electromagnetic radiation (EMR) the effects of which have not yet been studied extensively enough to demonstrate any level of safety. To the contrary, exposures at such close distances for 12-24 hours daily, continuously, which is what would happen to our residents, may be extremely hazardous to human health. There is evidence of damage to enzymes, cell tissue and DNA, and links to brain tumors, cancer, suppressed immune function, depression, miscarriage, Alzheimer's disease, neurological disorders and numerous other serious illnesses. For this reason, multiple municipalities have restricted cell tower placements from areas with hospitals, childcare, schools, or senior support centers. Even if one questions the direct effect on human, animal and plant life that these studies suggest, the perception of negative health effects is a fact: many people believe that living in close proximity to a cell tower is dangerous to their health, the health of their families, and their pets. It is this perception that will cause our homes and properties to be less desirable to potential buyers, in fact unsellable to a large group of conscientious buyers, who do have a choice not to buy near a cell tower.

Our town has promised to protect it's residents and property owners by including this clause in the commercial zoning code,

Fly Ash, Dust, Fumes, Vapors, Gases and Other Forms of Air Pollution-

No emission shall be permitted which can cause damage to health, to animals, to vegetation, to other forms of property, or which can cause any excessive spoiling.

Our town has pledged in the General Plan to take no action to adversely effect our health, views, or property values.

In closing, I understand that there is a desire by the non resident applicant, and perhaps other persons who do reside in our town, to place an additional cell tower in Clarkdale. Although I have no specific suggestion for such a site, I would recommend that it not be within 200' of multiple residences, nor 1500' of many more, nor adjacent to a dense residential neighborhood. Please do not place this cell tower here, approximately 500' from my one and only beloved home.

Sincerely,



Cynthia Fawcett, RN, BSN
Homeowner and Resident

Public Contact Log

Capital Telecom Conditional Use Permit Application 091011

03/17/2011

3 emails from Karen Daniels

Spoke with Mr. Morgan at 1461 Deborah and mailed a copy of application packet.

2 emails from Karen Daniels

Email from Karen Daniels

email from Karen Daniels

Email from Karen Daniels

Email from Karen Daniels

Office visit from Ron Black, 1575 Cholla. He supports placement of cell tower, will attend Commission meeting.

Phone call to Director Filardo - unknown woman - will sent written letter with concerns

Phone call from Greg Kirkland, 1480 Deborah, will send written comments in opposition to proposal- 301-1135

Met with Karen Daniels in office to review process for conditional use permit and public hearing process

Phone call with Gary Morgan, 1461 Deborah. Received written comments from Mr. Morgan.

Emails from Karen Daniels

Letter received from Cynthia Fawcett (who had previously spoken with Director Filardo on the phone) at 671 Reta. Ms. Fawcett opposed the application. Her letter will be read into the record at the Planning Commission meeting on March 17.